

Prepared by:
David F. Delgado, Attorney
DELGADO LAW FIRM, PLLC
5779 Getwell Road, Bldg. D, Suite 5
Southaven, MS 38672
662-536-2120
MS Bar No. 99983
11-07-0053

Return to:
Realty Title & Escrow Co., Inc.
3296 East Parkway
Hernando, MS 38632
662-429-2680

Address of Grantor:
2412 Oak Creek Drive
Hernando, MS 38632
Residence Phone: 662-449-1858
Business Phone: n/a

Address of Grantee:
1000 Tara Drive
Hernando, MS 38632
Residence Phone: 662-560-3183
Business Phone: 662-560-3158

Indexing Instructions: Lot 171, Section F, Deercreek Subdivision, in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 80, Page 39, in the Office of the Chancery Clerk of DeSoto County, Mississippi

WARRANTY DEED

HENRY LARRY LUDWIG and wife,
ANDREA MARCONI LUDWIG

GRANTORS

TO

WALTER JAMES ROBINSON IV,
A Married Person,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **HENRY LARRY LUDWIG and wife, ANDREA MARCONI LUDWIG**, do hereby grant, bargain, sell, convey and warrant unto **WALTER JAMES ROBINSON, IV, A Married Person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 171, Section F, Deercreek Subdivision, in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 80, Page 39, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Taxes for the year of 2011 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

WITNESS our signatures this the 29th day of July, 2011.

Henry Larry Ludwig
Henry Larry Ludwig
Andrea Marconi Ludwig
Andrea Marconi Ludwig

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 29th day of July, 2011, within my jurisdiction the within named Henry Larry Ludwig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledge that they executed the above and foregoing instrument.

Rita E. Montgomery
Notary Public

My Commission Expires: 7-28-13

